

BRATCHER MATTHEW DAVID & TAYLOR REBECCA
33378 MEADOWS LN
CALLAHAN, FL 32011

23-1N-24-2180-1307-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

HARDIE BRD 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

1305130103043 1002.5 100WOOD FRAME 1001. 1. 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA088005.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,15710020262,157351,160FCP60025202615024,420FOP150302026457,326FOP39030202611719,048

TOTALS3,2972,469401,953

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,469117.1200162.80401,95320252025000.00100.00

1 SNGL FAM100% - 2026Heated Area: 2157HX Base Yr 2026

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

441,9053,500200,090645,4950645,49551,411594,084645,495445,405145,948

PERMIT NUMDESCRIPTIONAMTISSUED

B250011774NEW RES AC125,35210/22/2025C0250001445NSFR T-3304 H-216414,06302/11/2025B240004269NSFR T-3304 H-216414,06304/15/2024

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2670/16599/26/2023WDQV05175,000

GRANTOR:BARKER MELISSA KAYGRANTEE:BRATCHER MATTHEW DA2293/18417/22/2019PRUV19100GRANTOR:TRUGLIO JOSEPH ANTHONGRANTEE:BARKER MELISSA KAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=105,34] W25 S3 W39 N10 N5 W13 S14 W4 S16 E4 S8 E11 N1 E4 S3 E30 N3 E7 S2 E14 N2 E11 N25 \$
FOP=[YR=2026;ORIG=43,62] E30 S5 W30 N5 \$
FOP=[YR=2026;ORIG=41,27] E39 S7 S3 W39 N10 \$
FCP=[YR=2026;ORIG=80,10] E25 S24 W25 N7 N17 \$

EXTRA FEATURES

LNOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.0010020262025031003,500

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC100OR0.000.0011.77AC1.001.001.0017,000.0017,000.00200,090

REVIEW DATE01/15/2026BYWWTotal Acres: 11.77Total Land Value: 200,090Market: 0Agricultural: 0Common: 200,090PRINTED 07/09/2026 BY SYS

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